

1 BILL NO. Z-86-11-26

2 ZONING MAP ORDINANCE NO. Z-18-86

3 AN ORDINANCE amending the City of
4 Fort Wayne Zoning Map No. N-14.

5
6 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF
7 FORT WAYNE, INDIANA:

8 SECTION 1. That the area described as follows is
9 hereby designated an R-1 (Single Family Residential)
10 District under the terms of Chapter 33 of the Code of the
11 City of Fort Wayne, Indiana of 1974:

12
13 Lots 1 through 15 and Lots 33 through 47 all in North
14 Wildwood Addition,

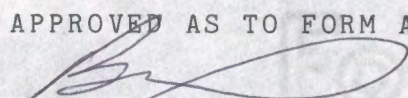
15
16 and the symbols of the City of Fort Wayne Zoning Map N-14,
17 as established by Section 11 of Chapter 33 of the Code of
18 the City of Fort Wayne, Indiana are hereby changed
19 accordingly.

20 SECTION 2. That this Ordinance shall be in full force
21 and effect from and after its passage and approval by the
22 Mayor.

23
24 

Councilmember

25 APPROVED AS TO FORM AND LEGALITY:

26 
27 -----
BRUCE O. BOXBERGER, CITY ATTORNEY

28
29
30
31
32
FOX RIVER BOND
25% COTTON

Read the first time in full and on motion by E. Isak
seconded by Redd, and duly adopted, read the second time
by title and referred to the Committee Regulation (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of _____,
19____, at _____ o'clock _____ M., 19____

DATE: 11-25-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by E. Isak
seconded by Redd, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	<u> </u>	<u> </u>	<u>1</u>	<u> </u>
<u>BRADBURY</u>	<u> </u>	<u> </u>	<u> </u>	<u>✓</u>	<u> </u>
<u>BURNS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GIAQUINTA</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>HENRY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>REDD</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 12-23-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (ANNEXATION) ~~(APPROPRIATION)~~ (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. 3-18-86

on the 23rd day of December, 1986

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana
on the 26th day of December, 1986
at the hour of 11:00 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 29th day of December
1986, at the hour of 11:00 o'clock A.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

RECEIPT

Cash

COMMUNITY DEVELOPMENT & PLANNING

No 1142

FT. WAYNE, IND., 9-25 1986

RECEIVED FROM Donald Edgar \$ 50.00

THE SUM OF fifty ⁰⁰/₁₀₀ DOLLARS

ON ACCOUNT OF _____

rezone R2-R-1

Pastor
AUTHORIZED SIGNATURE

RECEIPT NO. _____

THIS IS TO BE FILED IN DUPLICATE

DATE FILED _____

INTENDED USE down zoning

I/We

Donald & Linda Edgar

(Applicant's Name or Names)

I do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne Indiana, by reclassifying from a/an R-2 District to a/an R-1 District the property described as follows:

The City Block bounded by East State Blvd, Bayer Ave, Northwood Blvd, & St Joe Blvd.

Lots 1 thru 15 and 33 thru 47

North Wildwood Addition

(Legal Description) If additional space is needed, use reverse side.

ADDRESS OF PROPERTY IS TO BE INCLUDED:

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one percentum (51%) or more of the property described in this petition.

Donald L Edgar

814 E State Blvd

Donald L Edgar

CARMELLA A. LEO

810 E STATE BLVD

Carmella A Leo

Mary M. Tyler
(Name)

824 E. State
(Address)

Mary M. Tyler
(Signature)

(If additional space is needed, use reverse side.)

Legal Description checked by _____

(OFFICE USE ONLY)

NOTE FOLLOWING RULES

All requests for deferrals, continuances, withdrawals, or request that the ordinance be taken under advisement shall be filed in writing and be submitted to the City Plan Commission prior to the legal notice pertaining to the ordinance being sent to the newspaper for legal publication. If the request for deferral, continuance or request that ordinances be taken under advisement is received prior to the publication of the legal ad being published the head of the Plan Commission staff shall not put the matter on the agenda for the meeting at which it was to be considered. The Plan Commission staff will not accept request from petitioners for deferrals, continuances, withdrawals, or requests that an ordinance be taken under advisement, after the legal notice of said ordinance is forwarded to the newspaper for legal publication but shall schedule the matter for hearing before the City Plan Commission. (FILING FEE \$50.00)

Name and address of the preparer, attorney or agent.

Donald L Edgar
(Name)

814 E State Blvd 46805
(Address & Zip Code)

483-2674
(Telephone Number)

COMMUNITY DEVELOPMENT AND PLANNING / Division of Long Range Planning & Zoning and (CITY PLAN COMMISSION) / Room #830, City-County Building, One Main Street, Fort Wayne, IN 46802 (PHONE: 219/427-1140).

Applicants, Property owners and preparer shall be notified of the Public Hearing approximately ten (10) days prior to the meeting.

~~Not a description of property to be foreclosed~~
OWNERS OF PROPERTY

DAVID A HONEICK	905 Northwood	Dave Honeick
Mary Verstynen	928 E. State	Mary L. Verstynen
Mary Alice Harlor	910 E State Blvd	Mary Alice Harlor
Raymond Wistfield	918 E State Blvd	R. W. Wistfield
DONALD L. KEPPEL	914 E. STATE BLVD	Donald L. Keppel
MR + MRS. MICHAEL T. WORREL	817 NORTHWOOD BLVD	Mrs. Michael Worrel
Michael A PEDEN	825 Northwood Blvd	Michael Peden
Louis + Karen Harkentider	925 Northwood Blvd.	Karen G. Harkentider
HAZEL RICHART	2205 BAYER	Hazel Richhart

Owners of Property

Mr + Mrs James Neff	2212 St Joe Blvd	Mrs James E. Neff
Mr + Mrs Michael Kline	2202 St Joe Blvd	Mrs John Kline
Mr + Mrs Michael Buppenger	809 Northwood Blvd	Mrs Joyce Buppenger
Mr + Mrs John W. Schlug	813 Northwood Blvd.	John W. Schlug
Barb Thack	821 Northwood Blvd.	Barb Thack
(Name)	(Address)	(Signature)
RUTH MAASSEL	901 NORTHWOOD BLVD.	Ruth Maassel
KAY C. TRYGG	913 Northwood	Kay C. Trygg
Cynthia Kuehl	917 Northwood Blvd	Cynthia Kuehl
MICHAEL DENBICKIE	921 NORTHWOOD	Michael Denbickie
TONY TERRELL	826 ESTATE ST.	Tony Terrell

NOTE: All checks are to be made payable to: CITY OF FORT WAYNE

This form is to be filed in duplicate.

NOTICE:

FILING OF THIS APPLICATION GRANTS THE CITY OF FORT WAYNE PERMISSION TO POST
"OFFICIAL NOTICE" ON THE PETITIONED PROPERTY.

FAILURE TO POST, OR TO MAINTAIN POSTING CAN PREVENT THE PUBLIC HEARING
FROM BEING HELD.

Jerry L. Burkamp	904 E STATE	JERRY L. BURKAMP
HARRY W. TONKEL JR.	908 E STATE BLVD	Harry W. Tonkel Jr
OTTO GUNKLER	2218 ST. JOE BLVD	Otto Gunkler

Not Home ~~525~~ Northwood

905

909

NORTH WILDWOOD

ALLEN CL
ABSTRACT L

Pennell Avenue

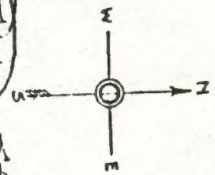
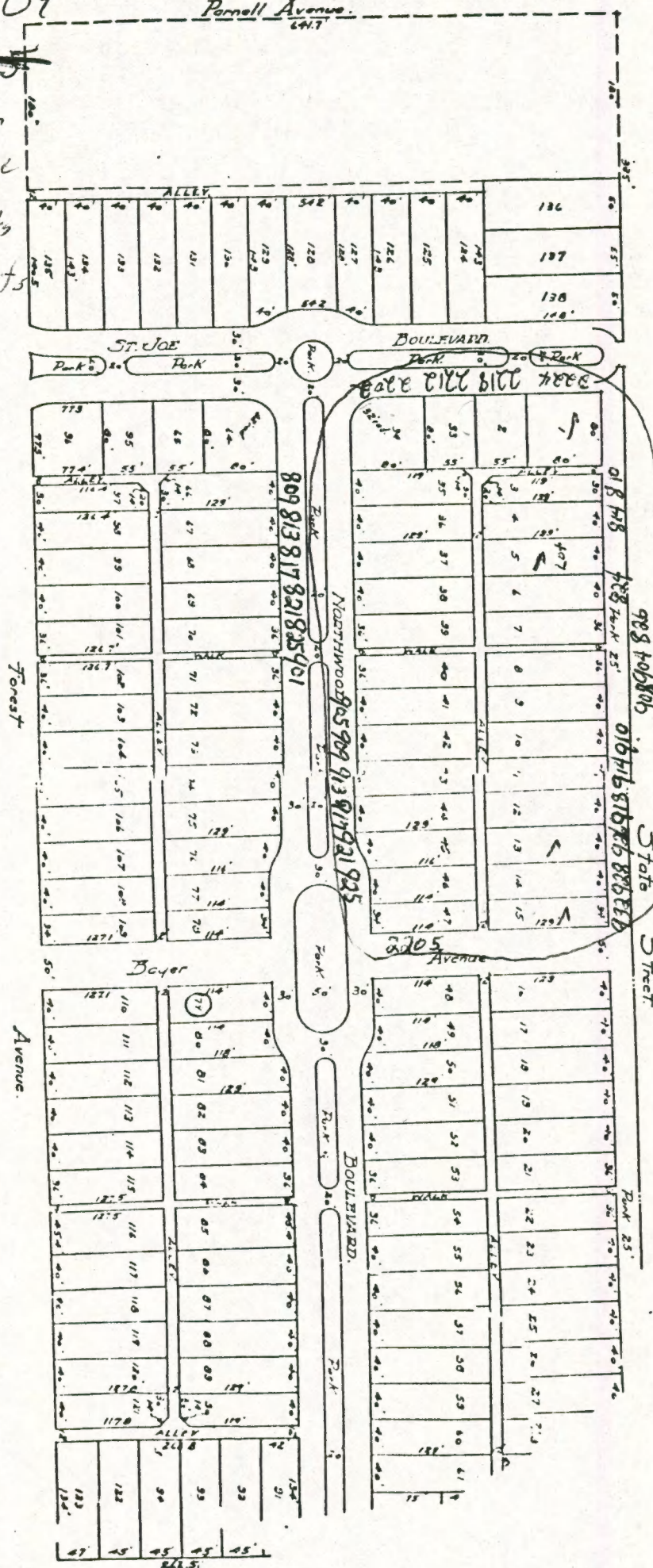
~~2205~~ ~~Boyer~~
Northwood

Estate ~~910~~

426 Apts

732 Apts

Northwood 928



RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on November 25, 1986 referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-86-11-26; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on November 17, 1986.

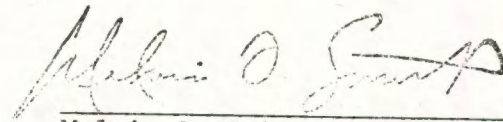
NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a DO PASS recommendation based on the Commission's following "Findings of Fact":

- (1) the grant will not be injurious to the public health, safety, morals, and general welfare of the community;
- (2) the use or value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner;
- (3) the need for the rezoning arises from some condition peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;
- (4) the strict application of the terms of the zoning ordinance will constitute an unusual and unnecessary hardship if applied to the property for which the rezoning is sought; and,
- (5) the grant does not interfere substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held November 24, 1986.

Certified and signed this
2nd day of December 1986.



Melvin O. Smith
Secretary

Division of Community Development & Planning

FACT SHEET

4-86-11-20

BILL NUMBER

BRIEF TITLE

Zoning Ordinance Amendment

From R-2 to R-1

APPROVAL DEADLINE

REASON

DETAILS

Specific Location and/or Address

Block bounded by East State St. Bayer Avenue
Northwood Bl and St. Joe Bl.

Reason for Project

Downzoning to maintain the single family
residential character of neighborhood.

Discussion (Including relationship to other Council actions)

17 November 1986 - Public Hearing

Donald Edgar, 814 East State Street stated
that when he purchased his property he was
under the impression that the area was
single family residential only. He stated
that when he discovered it was not he
decided to see if the block could be
downzoned. He stated that this area has
well maintained older homes and the effort
to downzone is in order to maintain the
single family residential character of the
area. He stated that if these homes were to
be converted to multi-family it would put
a heavy traffic burden on the area.

Ray Racine with the Northside Neighborhood
Association stated that they were in
complete accord with the zoning change
request. He did question if the staff had
researched and was sure that they had the
proper number of signatures for the request.

Staff stated they had checked and the
petition was in order.

Ben Eisbart stated that he would like to

POSITIONS

RECOMMENDATIONS

Sponsor

City Plan Commission

Area Affected

City Wide

Other Area

Applicants/ Proponents

Applicant(s)

Donald Edgar & area
property owners
City Department

Other

Opponents

Groups or Individuals

Basis of Opposition

Staff Recommendation

☒ For ☐ Against

Reason Against

Board or Commission Recommendation

By

☒ For ☐ Against

☐ No Action Taken

☐ For with revisions to condition
(See Details column for condition)

CITY COUNCIL ACTIONS (For Council use only)

☐ Pass ☐ Other

☐ Pass (as
amended) ☐ Hold

☐ Council Sub. ☐ Do not pass

DETAILS

commend the neighborhood for moving in the direction of downzoning.

There was no one present who wished to speak in favor of or in opposition to the proposed rezoning.;

24 November 1986 - Business Meeting

Motion was made to return the ordinance to the Common Council with a DO PASS recommendation, motion carried.

Of the 7 members present 6 voted in favor of the DO PASS, one did not vote.

POLICY/ PROGRAM IMPACT

Policy or
Program
Change

☐

No

☐

Yes

Operational
Impact
Assessment

(This space for further discussion)

Project Start

Date September 25, 1986

Projected Completion or Occupancy

Date December 2, 1986

Fact Sheet Prepared by

Patricia Biancaniello

Date December 2, 1986

Reviewed by

Larry Baer
Reference or Case Number

Date

Dec. 3, 1986

ORIGINAL

Admn. Appr. _____

COUNCILMANIC DISTRICT No. _____ DIGEST SHEET

TITLE OF ORDINANCE _____ Zoning Ordinance Amendment

ORIGINAL

DEPARTMENT REQUESTING ORDINANCE _____ Land Use Management - CD&P 3-86-1126

SYNOPSIS OF ORDINANCE _____ The block bounded by East State Bl, Bayer Av, Northwood Bl and St. Joe Bl.

EFFECT OF PASSAGE _____ Property is presently zoned R-2 - Two Family Residential.
Property will become R-1 - Single Family Residential.

EFFECT OF NON-PASSAGE _____ Property will remain R-2 - Two Family Residential.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) _____

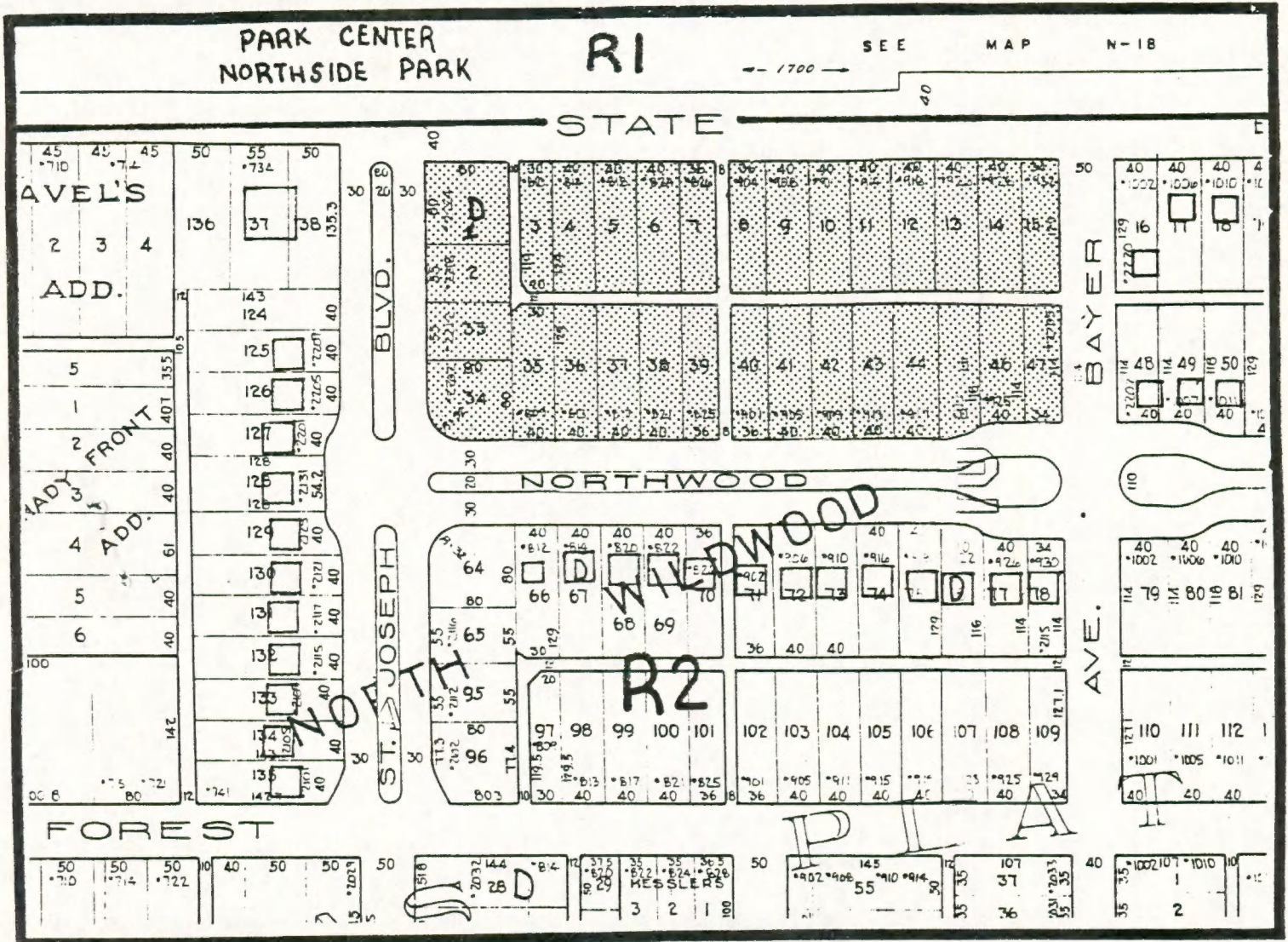
(ASSIGN TO COMMITTEE (J.N.) _____

REZONING PETITION 229

A PETITION TO AMEND THE ZONING MAP BY RECLASSIFYING THE DESCRIBED PROPERTY FROM AN R-2 TO AN R-1 DISTRICT.

MAP NO. N-14

COUNCILMANIC DISTRICT NO. 3



ZONING:

LAND USE:

R1 RESIDENTIAL DISTRICT
R2 RESIDENTIAL DISTRICT

☐ SINGLE FAMILY
☒ DUPLEX

SCALE: 1" = 11.2'

DATE: 10-27-86



BILL NO. Z-86-11-26

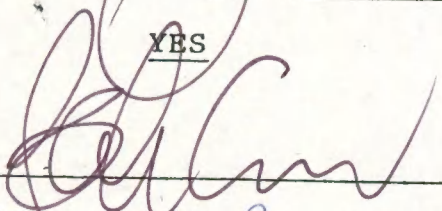
REPORT OF THE COMMITTEE ON REGULATIONS

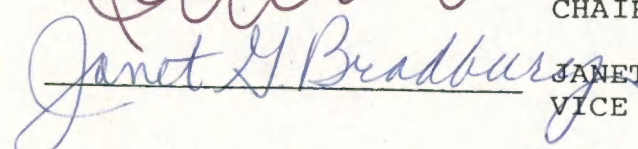
WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS
REFERRED AN (ORDINANCE) (~~RESOLUTION~~) amending the City of Fort
Wayne Zoning Map No. N-14

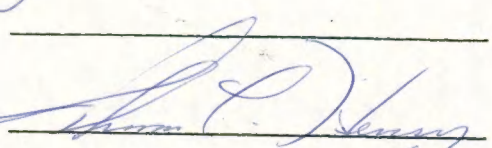
HAVE HAD SAID (ORDINANCE) (~~RESOLUTION~~) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)
(~~RESOLUTION~~)

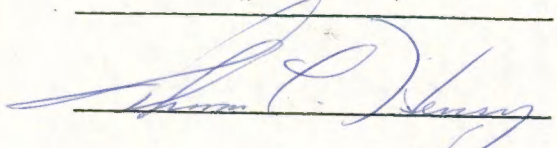
YES

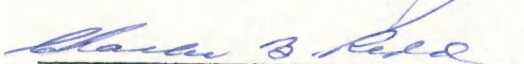
NO


BEN A. EISBART
CHAIRMAN


JANET G. BRADBURY
VICE CHAIRWOMAN


DONALD J. SCHMIDT


THOMAS C. HENRY


CHARLES B. REDD

CONCURRED IN 12-23-86

SANDRA E. KENNEDY
CITY CLERK